

NEW 24K-73K SF +/- INDUSTRIAL BUILDING FOR LEASE

FAIRGROVE CHURCH RD. & TATE BLVD. CONOVER, NC 28613



AERIAL



DETAILS

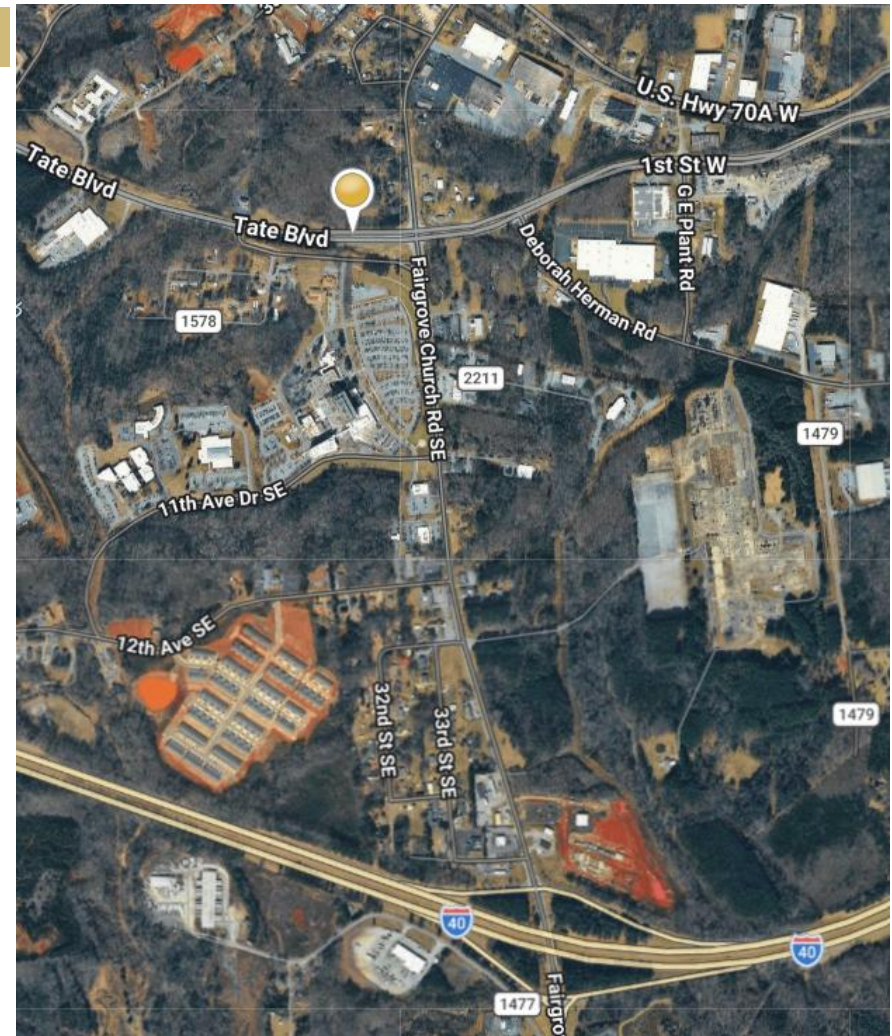
SPECIFICATIONS

New Industrial Development – Up to 73,500 SF Available

Class A industrial facility under construction at Tate Blvd & Fairgrove Church Rd, just 1 mile from I-40 Exit 128.

- \$10.95/SF
- Up to 73,500 SF available
- Divisible to 24,500 SF
- Generous TI allowance for offices and Interior build-outs
- 30' clear heights
- Dock-high and drive-in loading
- Modern Class A construction designed for efficient operations
- Adjacent to new SiteOne Landscape Supply facility within a growing industrial corridor
- Immediate access to I-40 for efficient regional and interstate distribution
- Strategic location serving major North Carolina markets and Southeast logistics networks
- Access to a strong local labor pool supporting manufacturing, warehousing, and distribution operations

Occupancy anticipated Spring 2027. Flexible leasing options for manufacturing, distribution, logistics, and industrial users.



SITE RENDERING



Architectural drawing of the Ground Floor Plan for a Warehouse. The plan shows a large rectangular building with a central area labeled "WAREHOUSE" and "TOTAL BUILDING AREA = 71,000 SF". The drawing includes dimensions for the building footprint, column spacing, and clearances. Key features include "STEEL COLUMN TYP.", "PT. LEVELING", and "34'-0" FT CLEAR HEIGHT FROM GRID LINE 12' TO 14'" and "32'-0" FT CLEAR HEIGHT FROM GRID LINE 12' TO 14'". The drawing is oriented with North at the top. A scale bar indicates 1/8" = 1'-0". The drawing is labeled "A1" and "GROUND FLOOR PLAN".

SITE PLAN



Tate Blvd Industrial Park



FOR MORE INFORMATION:

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